

1
2 BILL NO. R-84-10-27

3
4 RESOLUTION NO. R-134-84

5 A RESOLUTION approving Fort Wayne
6 Redevelopment Commission's Resolu-
7 tion No. 84-31 for the Summit
8 Industrial Park Renewal Project

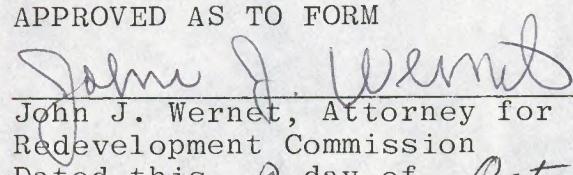
9 BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
10 INDIANA:

11 Section I. That Resolution No. 84-31, Declaratory
12 Resolution - Summit Industrial Park Renewal Project, adopted by
13 the Fort Wayne Redevelopment Commission on August 16, 1984, and
14 approved by the City Plan Commission on September 24, 1984, all
15 as more particularly set forth in said Resolution No. 84-31 on
16 file in the Office of the Fort Wayne Redevelopment Commission
17 and is by reference incorporated herein, made a part hereof and
18 is hereby in all things ratified, confirmed, and approved.

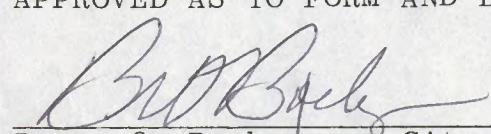
19
20 Section II. This Resolution shall be in full force
21 and effect from and after its passage and approval by the Mayor.

22 
23 COUNCILMAN

24
25 APPROVED AS TO FORM

26 
27 John J. Wernet, Attorney for the
28 Redevelopment Commission
29 Dated this 9 day of October, 1984

30 APPROVED AS TO FORM AND LEGALITY.

31 
32 Bruce O. Boxberger, City Attorney
33 Dated this 9 day of October, 1984

Read the first time in full and on motion by GiaQuinta, seconded by Alles, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on 10-23-84, the 19 day of October, at 8:00 o'clock A.M., E.S.T.

DATE: 10-23-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by GiaQuinta, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>—</u>	<u>—</u>	<u>1</u>	<u>—</u>
<u>BRADBURY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>HENRY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>REDD</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>✓</u>	<u>—</u>
<u>TALARICO</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 11-13-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-13484
on the 13th day of November, 1984,

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Bay-A-Bank
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of November, 1984, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of November, 1984, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

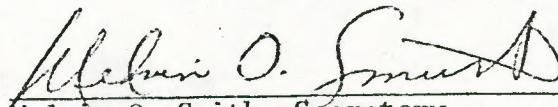
RESOLUTION OF THE
FORT WAYNE CITY PLAN COMMISSION

The City Plan Commission of the City of Fort Wayne in executive session on September 24, 1984, having before it a copy of the Fort Wayne Redevelopment Commission's Declaratory Resolution - Summit Industrial Park Renewal Project - adopted by the Redevelopment Commission on August 16, 1984, together with the Urban Renewal Plan referred to therein and the necessary supporting data and all of which having been duly considered, the Fort Wayne City Plan Commission upon motion by Steve Smith, seconded by Edith Kenna, and unanimously approved, adopted the following resolution:

WHEREAS, The Fort Wayne Redevelopment Commission has submitted to the Fort Wayne City Plan Commission a Declaratory Resolution adopted by the Fort Wayne Redevelopment Commission on August 16, 1984, designated as "Declaratory Resolution - Summit Industrial Park Renewal Project", together with the Urban Renewal Plan referred to therein and supporting data all as required by the Redevelopment of Blighted Areas Act (36-7-14 of the Acts of 1980 of the General Assembly of the State of Indiana, as Amended and Supplemented) and said Declaratory Resolution and Urban Renewal Plan having been duly considered by the Fort Wayne City Plan Commission and found to be in conformance with the Master Plan of Development for the City of Fort Wayne.

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that said Declaratory Resolution - Summit Industrial Park Renewal Project and said Urban Renewal Plan conform to the Master Plan of Development for the City of Fort Wayne and said Declaratory Resolution and Urban Renewal Plan are accordingly hereby approved.

BE IT FURTHER RESOLVED that the President of this Commission be and he is hereby authorized to deliver to the Fort Wayne Redevelopment Commission and to the Common Council of the City of Fort Wayne a certified copy of this resolution which shall constitute the approving order of the Fort Wayne City Plan Commission as required by law approving said Declaratory Resolution - Summit Industrial Park Renewal Project - and said Urban Renewal Plan.



Melvin O. Smith, Secretary
Fort Wayne City Plan Commission

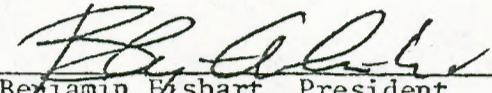
Resolution of the Fort Wayne City Plan Commission

Page two

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

I, Benjamin Eisbart, President of the Fort Wayne City Plan Commission, do hereby certify that the foregoing is a full, true and correct copy of a resolution adopted by the Fort Wayne City Plan Commission at an executive meeting of said Commission held September 24, 1984, and as the same appears of record in the official records of the said Plan Commission dated the 24 day of SEPTEMBER, 1984.

Approved:



Benjamin Eisbart, President
Port Wayne City Plan Commission

DECLARATORY RESOLUTION
SUMMIT INDUSTRIAL PARK RENEWAL PROJECT

WHEREAS, the Fort Wayne Redevelopment Commission has made investigations, studies, and surveys of various blighted, deteriorated, and deteriorating areas within the City of Fort Wayne, Indiana, and of the causes contributing to the blighting and deterioration of such areas; and

WHEREAS, such investigations, studies, and surveys have been made in cooperation with the various departments and bodies of said City and have been directed toward determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and as a result of such investigations, studies, and surveys, the Commission has found that the area hereinafter described has become blighted, deteriorated, and deteriorating to such an extend that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise, without resort to the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) and that the public health and welfare would be benefited by the urban renewal of such area under the provisions of said Act; and

WHEREAS, the Commission now further finds that the area hereinafter described because of the lack of development, cessation of growth, deterioration of improvements, age, substandard character of the buildings, and other factors have impaired values and prevented a normal development of the land included in said area or the use thereof, has become under current conditions undesirable for or impossible of normal development and occupancy; and

WHEREAS, the Commission now further finds (a) that the hereinafter described area within said City has become and now is blighted, deteriorated, and deteriorating to such an

extent within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise without resort to the provisions of said Act; (b) the public health and welfare would be benefited by the urban renewal of said area under the provisions of said Act; (c) said hereinafter described blighted, deteriorated, and deteriorating area constitutes a menace to the social and economic interests of the City of Fort Wayne and its inhabitants; and

WHEREAS, the Commission has heretofore caused to be prepared maps and plats showing the boundaries of the hereinafter described blighted, deteriorated, and deteriorating area, the location of the various parcels of property, streets, alleys, and other features affecting the urban renewal of such area, indicating any parcels of property to be excluded from the acquisition and the portions of the area which are to be devoted to streets, alleys, sewerage, playground and other public purposes under the Urban Renewal Plan; and

WHEREAS, there was presented to this meeting of the Governing Body of the City of Fort Wayne, Department of Redevelopment, for its consideration and approval, a copy of Urban Renewal Plan for the area comprising the renewal project dated August 16, 1984 and consisting of 13 pages and 5 exhibits.

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission governing body of the City of Fort Wayne Department of Redevelopment:

1. That it hereby makes the findings of fact hereinafter set forth and that the following described area in the City of Fort Wayne, Indiana, is found and declared to be blighted, deteriorated, and deteriorating within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) and which

area is bounded and described as follows:

DESCRIPTION

The East Half of the West Half of the Northeast Quarter of Section 16, the East Half of the Northeast Quarter of Section 16, Range 12 East, together with that part of the Northwest Quarter of Section 15, which lies West of the right-of-way of the G.R. & I. Railroad except that part of the aforementioned which lies within the right-of-way of Cook Road, all in Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Beginning at the Southwest corner of the East Half of the West Half of said Northeast Quarter, thence N 00 degrees-16' W, (North line of said Northeast Quarter assumed to be N 90 degrees-00' E and is used as the basis for the rest of the courses in this description) on and along the West line of the East Half of said West Half, being within the right-of-way of Chalfant Road, 2581.8 feet to a point on the South right-of-way line of Cook Road, said point being situated 60.0 feet (S 00 degrees-16' E) from the Northwest corner of the East Half of said West Half; thence N 90 degrees-00' E and parallel with the North line of said Northeast Quarter, on and along said South right-of-way, 15.0 feet; thence N 60 degrees-43' E, on and along said South right-of-way line, 61.3 feet; thence N 85 degrees-14' E, on and along said South right-of-way line, 60.2 feet; to a point situated 25.0 feet (measured at right angle) South of said North line; thence N 90 degrees-00' E and parallel to said North line, on and along said South right-of-way line, 555.1 feet; thence S 87 degrees-08' E, on and along said South right-of-way line, 100.1 feet to a point situated 30.0 (measured at right angle) South of said North line; thence N 90 degrees-00' E and parallel to said North line, on and along said South right-of-way line, 1000.0 feet; thence N 86 degrees-49'E, on and along

line, 90.1 feet to a point on the East line of said Northeast Quarter, said point being situated 25.0 feet South of the Northeast corner of said Section 16; thence N 90 degrees-00' E and parallel to the North line of the Northwest Quarter of said Section 15, on and along said South right-of-way line, 7.3 feet to the West right-of-way line of said G.R. & I. Railroad thence S 00 degrees-04' E, on and along said West right-of-way line, 2616.1 feet to the South line of said Northwest Quarter of Section 15; thence S 89 degrees-21' W, on and along said South line, being also the centerline of Ludwig Road, 7.7 feet to the Southeast corner of the Northeast Quarter of said Section 16; thence S 89 degrees-59' W, on and along the South line of said Northeast Quarter, being also the centerline of said Ludwig Road, 1864.2 feet to the point of beginning, containing 112.545 acres of land and subject to legal right-of-way for Chalfant Road and Ludwig Road. Further, excepting the N.E. corner, 17 acres.

2. That the Department of Redevelopment proposes to acquire such real estate and interest therein within the aforementioned boundaries as designated in the Urban Renewal Plan and under the conditions set out therein.
3. That it is estimated that the cost of acquiring the properties in the area will be \$42,000.00.
4. For purposes of the allocation provisions of the Redevelopment of Cities and Towns Act of 1953, as amended (Indiana Code 36-7-14), the aforementioned boundaries of the blighted area described in the resolution shall be constituted an "Allocation Area" for purposes of the Act and this Resolution.
5. Such allocation area shall be designated the "Summit Industrial Park Allocation Area".

6. Any taxes levied on real property in said Fort Wayne Allocation Area in 1984 for collection in 1985, and thereafter, except as hereinafter provided, for the benefit of any taxing unit entitled to a distribution thereof, shall be allocated and distributed as provided in the allocation and distribution provisions of the Act, and more particularly as follows:

- (a) the proceeds of such taxes attributable to the lesser of (i) the assessed value of all such property in said Allocation Area for the assessment date with respect to which the allocation and distribution is made or (ii) the assessed value of all such property as finally determined for the assessment date immediately preceding the effective date of these allocation provisions, which assessment date is March 1, 1984, shall be allocated to, and when collected shall be paid into the funds of the respective taxing units entitled to a distribution of such taxes;
- (b) the proceeds of such taxes in excess of those described in clause (a) above shall be allocated to the redevelopment district, and when collected shall be paid into a special fund hereinafter created.

7. The proceeds of such taxes distributed to the Department pursuant to Paragraph (b) hereof shall be deposited in a special fund designated "Fort Wayne Department of Redevelopment Allocation Area Special Fund" ("Special Fund"), and may be used only as provided in the Act, and more particularly (a) to pay principal of and interest on any obligations issued by the Department for the purpose of financing or refinancing the redevelopment of Fort Wayne Allocation Area or (b) to reimburse the city for expenditures made by it for public improvements in Fort Wayne Allocation Area, or for rentals paid by it for building or parking facility in Fort Wayne Allocation Area under any lease entered into pursuant to Indiana Code 36-1-10. When money in the Special Fund shall be sufficient to pay when due all principal of and interest on obligations payable therefrom, any excess over such amount shall be paid to the respective taxing units entitled thereto in the manner provided in Paragraph 6 (a) hereof, and thereafter the allocation and distribution provided in Paragraph 6 hereof shall be discontinued, and taxes on real property in Fort Wayne Allocation Area shall thereafter be distributed without regard to

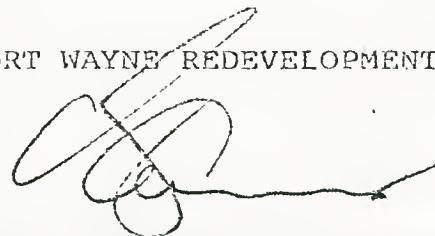
the provisions of Section 39 of the Act.

8. The provisions of this Declaratory Resolution shall be subject in all respects to the Act.
9. That the Urban Renewal Plan for the Summit Park Renewal Project, dated Aug. 16, 1984, and consisting of 13 pages and 5 exhibits be and the same is hereby approved.
10. That the urban renewal of such area be in accordance with the Urban Renewal Plan for the Summit Park Renewal Project.
11. That a copy of this Resolution, together with said Urban Renewal Plan and supporting data be submitted to the City Plan Commission of Fort Wayne for examination by that body and its determination as to whether this Declaratory Resolution and said Urban Renewal Plan conform to the master plan of development for said City and for its written order approving or disapproving this Declaratory Resolution and said proposed Urban Renewal Plan.
12. That if an approving order is issued by said City Plan Commission, the same shall be transmitted to the Common Council of the City of Fort Wayne for its approval.
13. That upon receipt of the written order of approval of said City Plan Commission and the approval of the Common Council of the City of Fort Wayne a notice shall be published in accordance with the requirements of Section 14 of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended, Section 18-7-7-14 Burns Indiana Statutes Annotated, 1963 Replacement) fixing a date for the receiving and hearing of remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and for the final determination

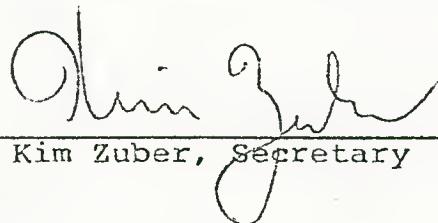
of the public utility and benefit thereof.

ADOPTED at a Special Meeting of the Fort Wayne Redevelopment Commission held Aug. 16, 1984 in room 128, first floor of the City-County Building, One Main Street, Fort Wayne, Indiana.

FORT WAYNE REDEVELOPMENT COMMISSION

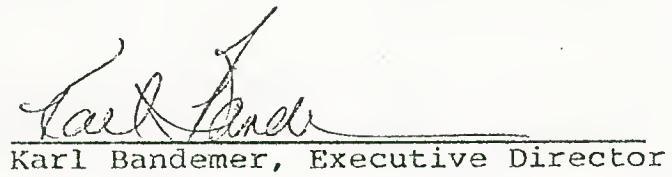


Robert Thompson, President



Kim Zuber, Secretary

ATTEST:



Karl Bandemer
Karl Bandemer, Executive Director

ADOPTED: 8-16-84

SUMMIT INDUSTRIAL PARK RENEWAL PROJECT
URBAN RENEWAL PLAN

Prepared by the
Fort Wayne Redevelopment Commission

Adopted: August 16, 1984

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- 2. Condition of Structures
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Introduction

The Summit Industrial Park consists of 95 acres of raw vacant developable land northwest of the City of Fort Wayne. The Summit Industrial Park gives the City an opportunity to provide a needed quality industrial park which is well planned and offers a prestigious environment with natural ponds, greenbelts, and a pleasing scenic view for new and expanding firms. The Industrial Park is in an excellent location to take advantage of major transportation routes and facilities, e.g. US 33, Interstate 69, US 3, and Smith Airport. It is zone M2 Industrial.

The Redevelopment Commission in the past has mainly concentrated its activity in the downtown area, but with increased demands on the public sector to assist in creating new job opportunity in the City, the commission has taken a more comprehensive view at community and economic development. Plans and activities of the Commission must address problems, issues, and opportunities of the entire City, and develop new concepts which:

- * Is based on current and potential strengths of the City;
- * Is reasonable and in accord with available resources;
- * Is sufficiently flexible to adapt to changing conditions;
- * Can be implemented immediately

The Summit Industrial Park Urban Renewal Project is part of a development strategy that will enhance the City 's economic and tax base, improve the aesthetics of the area, create jobs in the park as well as spin-offs within the rest of the City, provide a quality industrial park that will give new and expanding industry an attractive alternative and will put the City of Fort Wayne in a more competitive position to attract new and expanding industry.

It is the expectation of the Redevelopment Commission that the Summit Industrial Park development will spur industrial prospects to the park and as an end result industrial development will occur and cause economic benefits to accrue to the City.

To do this, however, the Redevelopment Commission and the city of Fort Wayne must be prepared to provide the necessary public improvements to make the site ready to accept development. The method that will be used for funding these improvements without adding to the tax burden is through tax incremental financing. This tool is currently available only in Redevelopment areas and will be of the utmost importance in this project. By using the increment of increased tax revenues as a result of industrial expansion in the park, the City will be in a position to provide the necessary capital improvements to spur the future growth and development of the Summit Industrial Park and the Community as a whole.

B. Description of Project Area

The East half of the West half of the Northeast Quarter of Section 16, the East half of the Northeast Quarter of Section 16, Range 12 East, together with that part of the Northwest Quarter of Section 15, which lies West of the right-of-way of the G.R. & I Railroad except that part of the aforementioned which lies within the right-of-way of Cook Road, all in Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Beginning at the Southwest corner of the East half of the West half of said Northeast Quarter, thence N 00-16'W, (North line of said Northeast Quarter assumed to be N 90-00 E and is used as the basis for the rest of the courses in this description) on and along the West line of the East half of said West half, being within the right-of-way of Chalfant Road, 2531.8 feet to a point on the South right-of-way line of Cook Road, said point being situated 60.0 feet (S 00-16' E) from the Northwest corner of the East half of said West half; thence N 90-00 E and parallel with the North line of said Northeast Quarter, on and along said South right-of-way line, 15.0 feet; thence N 60-43'E, on and along said South right-of-way line, 61.3 feet; thence N 85-14' E, on and along said South right-of-way line, 60.2 feet to a point situated 25.0 feet (measured at right angle) South of said North line; thence N 90-00' E and

parallel to said North line, on and along said South right-of-way line, 555.1 feet; thence S 87-08' E, on and along said South right-of-way line, 100.1 feet to a point situated 30.0 (measured at right angle) South of said North line thence; N 90-00' E and parallel to said North line, on and along said South right-of-way line, 1000.0 feet; thence N 86-49' E', on and along said South right-of-way line, 90.1 feet to a point on the East line of said Northeast Quarter, said point being situated 25.0 feet South of the Northeast corner of said Section 16; thence N 90-00' E and parallel to the North line of the Northwest Quarter of said Section 15, on and along said South right-of-way line, 7.3 feet to the West right-of-way line G.R.&I. Railroad; thence S 00-04' E, on and along said West right-of-way line, 2616.1 feet to the South line of said Northwest Quarter of Section 15; thence S 89-21' W, on and along said South line, being also the centerline of Ludwig road, 7.7 feet to the Southeast corner of the Northeast Quarter of said Section 16; thence S 89-59' W, on and along the South line of said Northeast Quarter, being also the centerline of said Ludwig Road, 1864.2 feet to the point of beginning, containing 112.545 acres of land and subject to legal right-of-way for Chalfant road and Ludwig Road. Further, excepting the N.E. corner, 17 acres.

C. Statement of Project Objectives

1. General Objectives

- a. To develop a well planned high quality Industrial Park.
- b. Provide improved facility and site options necessary to attract new industry.
- c. To promote attractive, efficient development in accord with a total quality campus park development strategy.
- d. To assist in reducing blight.
- e. To promote the highest use and development of under utilized land.

2. Specific Design Objectives

- a. To provide the necessary earth work for the project area.
- b. To provide the necessary Storm Basins and Culverts.
- c. To provide the necessary engineering work.
- d. To aesthetically improve the park by providing landscaping, lighting, etc.
- e. To provide the necessary utilities e.g., water, sanitary sewer, and etc.
- f. To construct the necessary streets in the Park.
- g. To assist in providing other amenities within the park that are essential to the park's continued industrial growth of a quality park.
- h. To provide adequate site options for development to occur.

D. Urban Renewal Techniques

1. Acquisition and Clearance Policy

Conditions and reasons under which properties may be acquired and cleared are as follows:

- a. To remove buildings with major deficiencies which are substandard, warranting clearance.
- b. To remove buildings with minor deficiencies in order to effectively remove blighting influences which include the following:

- (1) Incompatible land uses or land use relationships.
- (2) Overcrowding of structures on parcels.
- (3) Obsolete buildings not suitable for conversions.

- c. To provide adequate sites for development, in accordance with the stated design criteria.
- d. To enable necessary public improvements to be made, in accordance with the overall plans for the area.
- e. The real property to be acquired for clearance as shown on the Land Acquisition Plan (Map No.3).

2. Rehabilitation Policy

Rehabilitation shall be carried out in accordance with all applicable codes and ordinances of the City of Fort Wayne and shall be appropriate to the historic and architectural significance of the structure.

3. Acquisition Policies

The Redevelopment Commission will follow the Land Acquisition Procedure set forth in the Redevelopment of Cities and Towns Act 1953. This Act provides for the acquisition of land by the Redevelopment Commission through the exercise of the power of eminent domain should that be deemed necessary by the Commission.

4. Relocation Policies

All relocation benefits and services will be provided in accordance with the Uniform Relocation and Acquisition Policies Act of 1970.

5. Leasing

In order to facilitate implementation of actions which will meet the objectives of this Plan, the Redevelopment Commission may lease property it has acquired to private or public entities. The Redevelopment Commission will follow the procedures for leasing of real property described in Section 36-14-22 of the Indiana Code.

6. Acquisition of Easements

Where necessary to carry out this Plan, the Redevelopment commission may acquire easements permitting the installation, relocation, or attachment of public utilities or improvements on property which the commission does not own.

7. Project Improvements

The provision of public improvements in the Project Area will be undertaken as required to accommodate new development and enhance the function and appearance of the Project Area. Such improvements will include, but not be limited to the following:

a. New Utilities

When necessary to serve new or existing uses, new utilities will be provided, e.g., water, sanitary, sewer, etc. Any such new utilities shall be underground, where feasible, or otherwise below pedestrian levels.

b. Streets

New streets will be provided within the Project Area to accommodate new development.

c. Aesthetic Improvements

Street trees, landscaping, lighting, earth mounds and other necessary amenities will be provided in the project area which will help soften the environment and contain noise.

d. Drainage

Storm Basins, culverts, and earth work will be provided within the project area that will contain storm water run off and will promote the proper drainage.

E. Land Use Plans and Development Controls

1. Land Use Plan

Map No. 4 "Land Use Plan" show the proposed:

- a. Thoroughfares and street right-of-way.
- b. Land use areas.

2. Land Use Provisions, Building Requirements, Permitted Uses, Development Controls, and Other Regulations and controls applying to an M2 Zoning District shall be

subject to the regulations and controls specified in the Zoning Ordinance of the City of Fort Wayne and subject to approved covenants by the Summit Park Review Board.

3. In the event of any questions regarding the meaning of the controls or other provisions of this Urban Renewal Plan, the interpretation placed thereupon by the Fort Wayne Redevelopment Commission shall be final and binding.
4. The Fort Wayne Redevelopment Commission may establish such interim uses as it deems feasible and desirable in the public interest on property which has been acquired and not yet sold to a developer, provided such interim use does not have an adverse effect upon the surrounding area.
5. There shall be no restriction of occupancy or use of any part of the Project Area on the basis of race, creed, color, sex, or national origin.
6. All public improvements made within the Project Area shall be designed so as to facilitate access by the handicapped.
7. Zoning

The entire project area is presently zoned M2. No change in this zoning designation is proposed.

8. Duration of Controls

This plan, its regulations and requirements shall be in effect for fifty (50) years from the date of its adoption by the Fort Wayne Redevelopment Commission. City Council of Fort Wayne, City Plan Commission and other legally designated agencies.

F. Obligations to be Imposed on Redevelopers

1. The land acquired by the Redevelopment Commission, City of Fort Wayne, will be disposed of subject to an agreement between the commission and the developer or redeveloper. The developer or redeveloper will be required by the contractual agreement to observe the development controls. The developer or redeveloper will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary plans, their review, and approval by the Redevelopment Commission, City of Fort Wayne, and other governing agencies.

In addition, the following provisions will be included in the agreement:

- a. That the developer or redeveloper will submit to the Commission a plan and schedule for the proposed development or redevelopment.
- b. That the purchase of the land is for the purpose of development or redevelopment and not for specu-

lation.

- c. That the building or improvements will be completed within a reasonable time.
- d. That the developer or redeveloper, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed or improvements erected or to be erected thereupon. The above provision will be perpetual and will run with the land disposed of within the Project Area by the Redevelopment Commission, City of Fort Wayne.

2. Additional controls, restrictions, and building requirements may be imposed by the Redevelopment Commission, City of Fort Wayne, in its Notice to Bidders or Instructions to Bidders.

G. Other Provisions Necessary to Meet State and Local Requirement

All provisions necessary to conform with State and Local law have been complied with by the Plan and supporting documents as follows:

- 1. A resolution declaring the Summit Park Renewal Project Area as a blighted, deteriorated, or deteriorating area has been adopted by the Fort Wayne Redevelopment

Commission.

2. The Urban Renewal Plan indicates the extent and location of land acquisition, demolition, public improvements, rehabilitation, and proposed redevelopment.
3. No zoning changes are required by the Plan.
4. The plan sets forth the permitted land uses, densities, building requirements, and other development controls.
5. The Plan conforms to the General Plan for the City as a whole and to definite local objectives.

H. Procedures for Changes in the Approved Urban Renewal Plan

The Urban Renewal Plan may be modified or varied at any time by a resolution of the City of Fort Wayne Redevelopment Commission; provided, however, that any change directly and substantially affecting any property or contractual right vested in and by the effectuation of the Urban Renewal Plan may be made only after the Commission has received the consent to the change, in writing, from the owner of such vested right. It is further provided that if such written consent cannot be obtained or if the Redevelopment Commission deems the proposed change in the Urban Renewal Plan to be substantial then the Commission shall approve such change only in accordance with the same procedure by which the Plan was originally adopted.

SUMMIT INDUSTRIAL PARK RENEWAL PROJECT



North

Cook Road

Chalfant Road

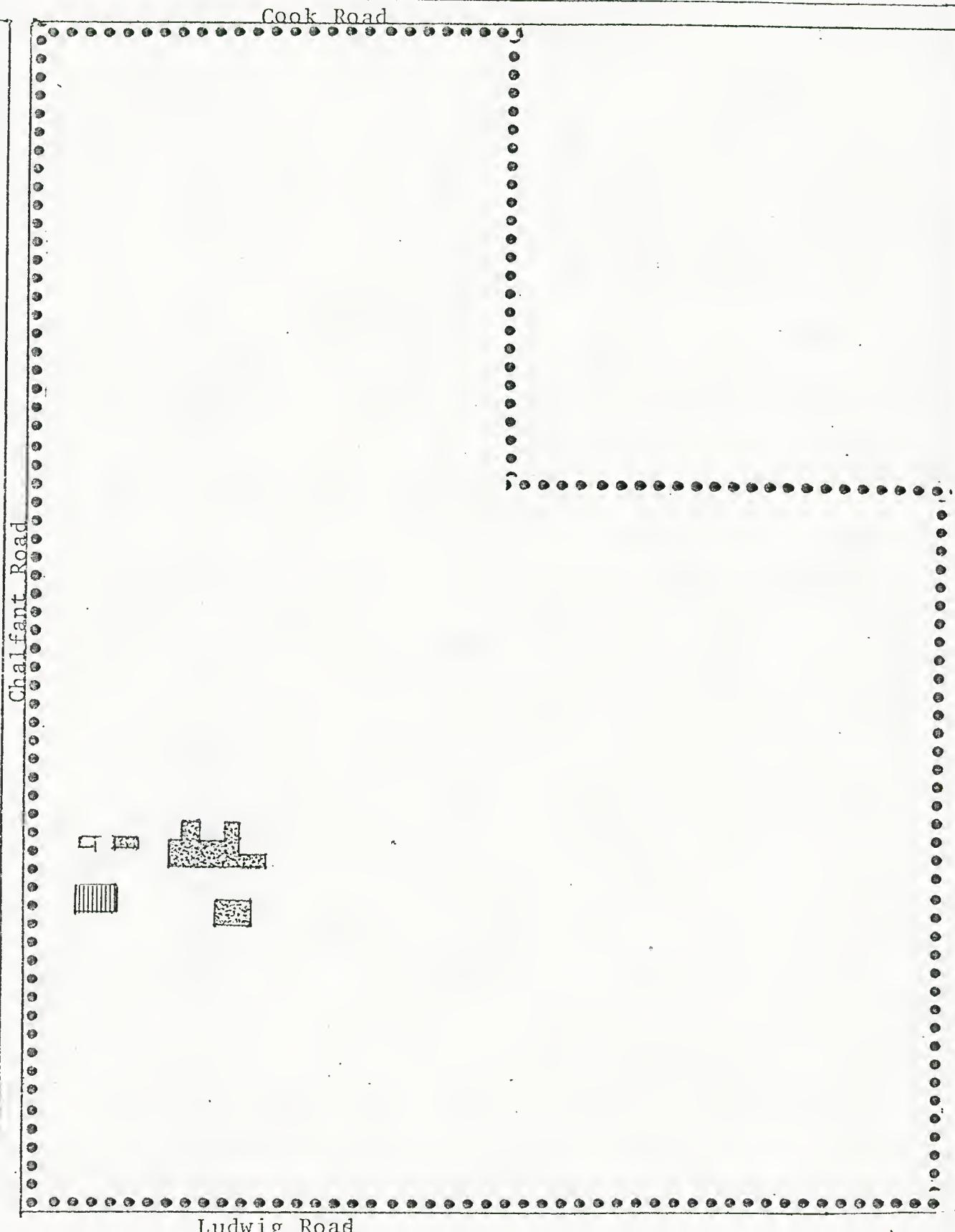
Ludwig Road

••••• Project Boundary Map No. 1

SUMMIT INDUSTRIAL PARK RENEWAL PROJECT



North



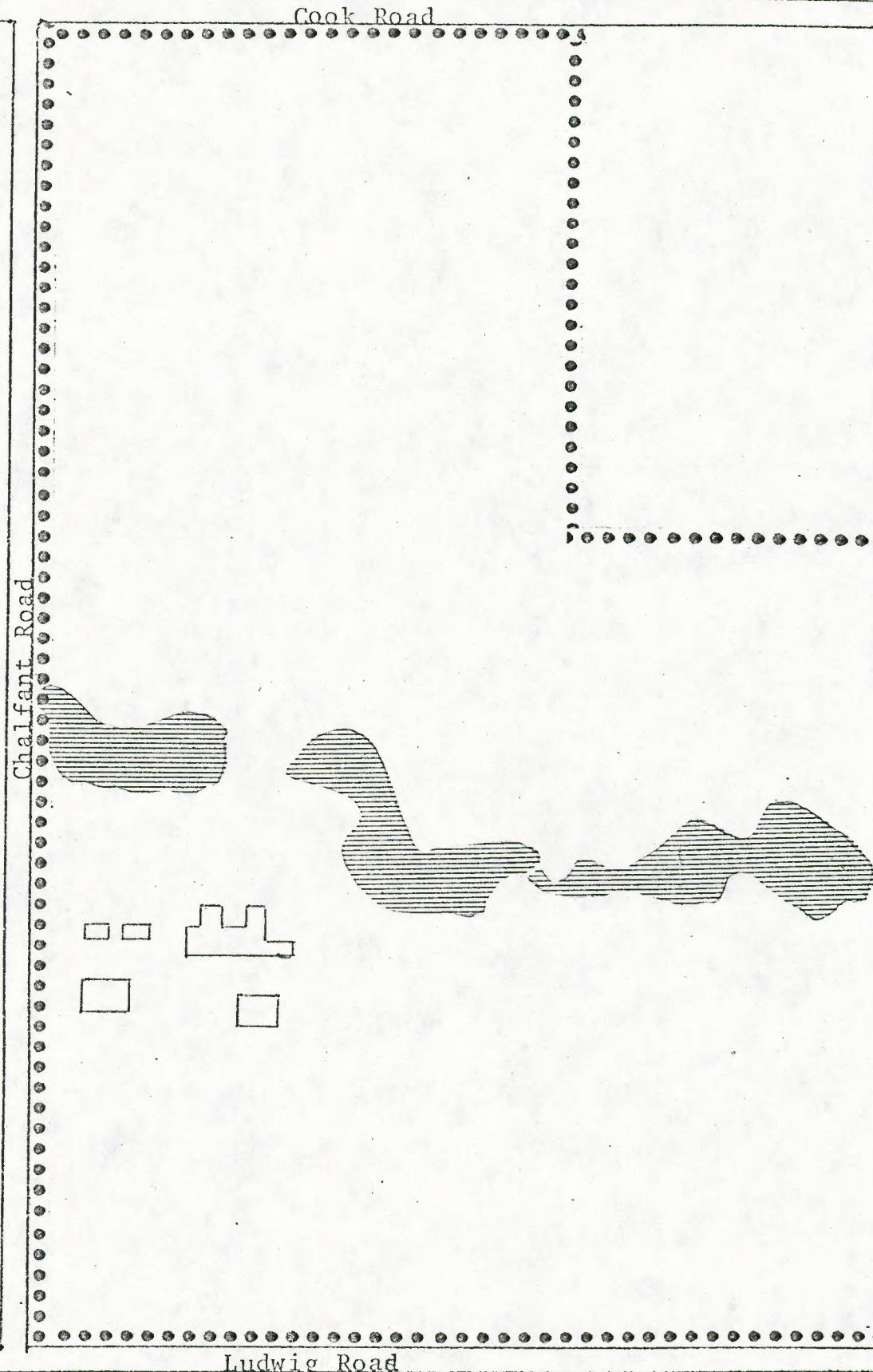
••••• Project Boundary
Standard
==== Deficient
===== Seriously Deteriorated

Map No. 2
Condition of Structures

SUMMIT INDUSTRIAL PARK RENEWAL PROJECT



North



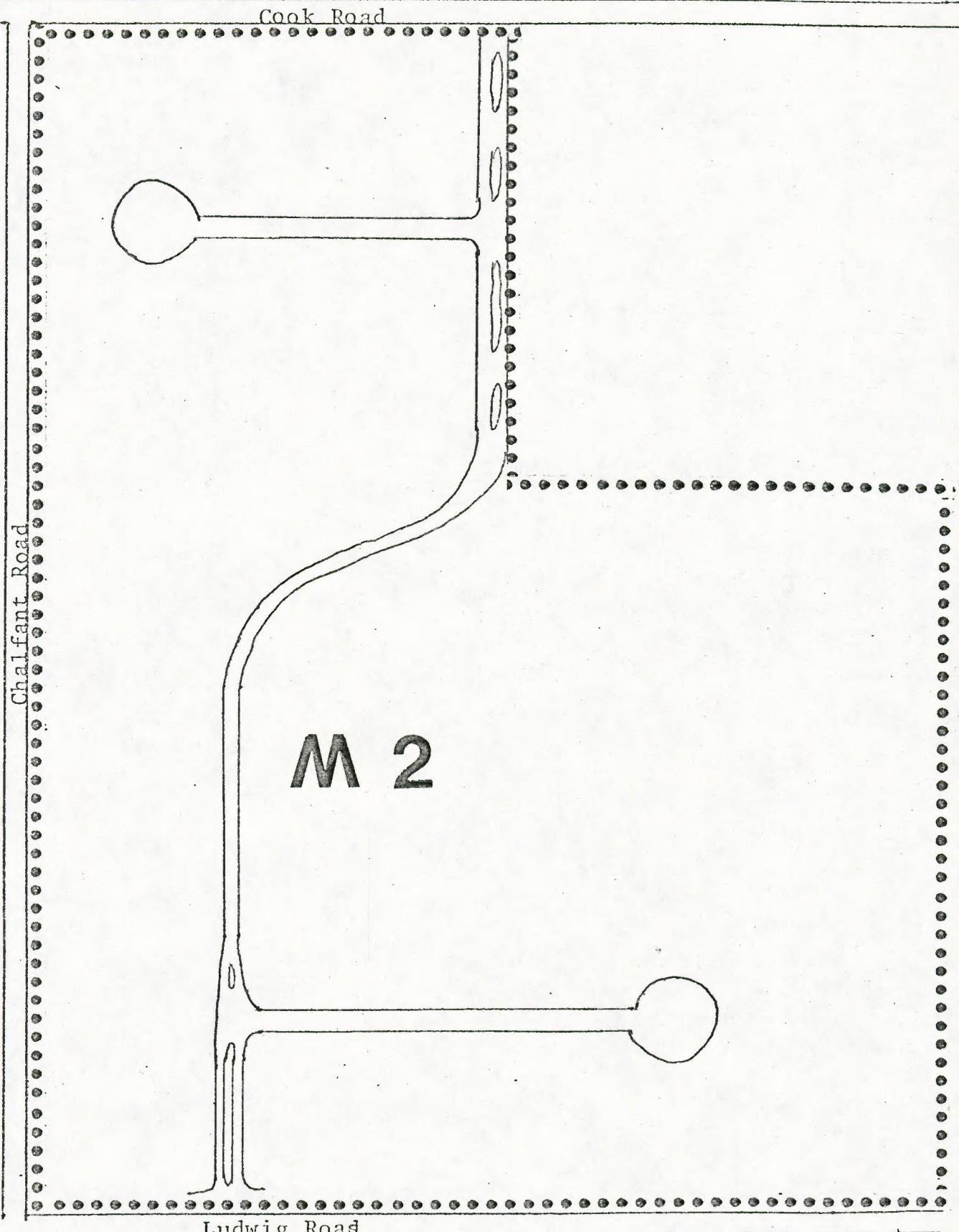
Project Boundary
Property To Be Acquired
Property Not To Be Acquired

Map No. 3
LAND ACQUISITION PLAN

SUMMIT INDUSTRIAL PARK RENEWAL PROJECT



North



••••• Project Boundary

Map No. 4
LAND USE PLAN

M 2 Industrial Use

SUMMIT INDUSTRIAL PARK RENEWAL PROJECT



North

Cook Road

Chalfant Road

" CITY OF FORT WAYNE "

Ludwig Road

••••• Project Boundary

Map No. 5
PROPERTY OWNER MAP

BILL NO. R-84-10-27

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE

TO WHOM WAS REFERRED AN

~~ORDINANCE~~ Resolution approving Fort Wayne Redevelopment
Commission's Resolution No. 84-31 for the Summit Industrial Park
Renewal Project

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAOINTA, CHAIRMAN

Mark E. Giaointa

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

Janet G. Bradbury

THOMAS C. HENRY

Thomas C. Henry

DONALD J. SCHMIDT

Donald J. Schmidt

CONCURRED IN 11-13-84
SANDRA E. KENNEDY, CITY CLERK